

BY-LAW NUMBER 2009/60

BY-LAW NO. 2009/60 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of the area known as Regan Seely's Area Structure Plan (NW 33-45-7-W5M) in accordance with Section 633 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, and amendments thereto.

WHEREAS: at the requirements of County Council, as per Policy 6606, an Area Structure Plan has been prepared for NW 33-45-7-W5M

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 2000, Chapter M-26, and amendments thereto.

NOW THEREFORE: the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

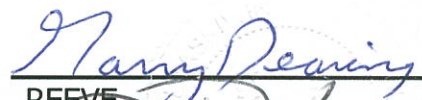
- (a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as "*Regan Seely's Area Structure Plan in (NW 33-45-7-W5M)*".


1. This by-law comes into effect on the date of third reading.

READ: A First time this 12th day of November, A.D., 2009.

READ: A Second time this 12th day of November, A.D., 2009.

READ: A Third time and finally passed this 12th day of November, A.D., 2009.


REEVE


CHIEF ADMINISTRATIVE OFFICER

Regan and Jolene Seely
Box 61
Alder Flats, Alberta
T0C 0A0

Re:
Portion of NW 33-45-7-W5

Aug 25, 2009

GENERAL OVERVIEW

This plan represents what is believed to be a natural sub division, which is wholly compatible with the existing plan for the Hamlet of Alder Flats. The plan has been prepared in consultation with members of the Alder Flats community, as well as with the assistance of Baseline Geomatics of Drayton Valley, AB.

STUDIES AND REPORTS

PUBLIC INPUT

- Adjacent landowners have had the opportunity to comment on the plan and have indicated that they have no concerns.

GEOTECHNICAL & GROUND WATER PERCOLATION REPORTS

- A formal geotechnical report is not required for this plan.

SEWAGE TREATMENT

- Lot A is vacant at this time and is subject to a levy of (\$2034.00) which we agree to pay prior to registration of the subdivision.
- Lot B has an existing house and is already hooked to town sewer.

STORM WATER MANAGEMENT:

- The existing method of storm water management is the road ditch and the field. would like to maintain the system as status quo.

WATER SUPPLY:

- Sabatini Earth Technologies Inc. has been contracted for this report.

Traffic and roads:

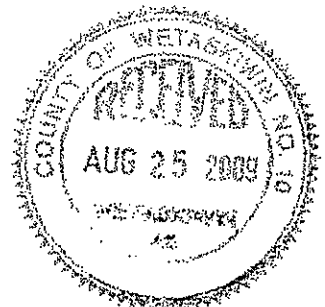
- For lot A the north side is Highway 13. on the west side is 1st ST.S.W. there needs to be a culvert close to the back alley for access. this would be done before subdivision.
- For lot B gravel will be hauled in to improve the road to county standard.

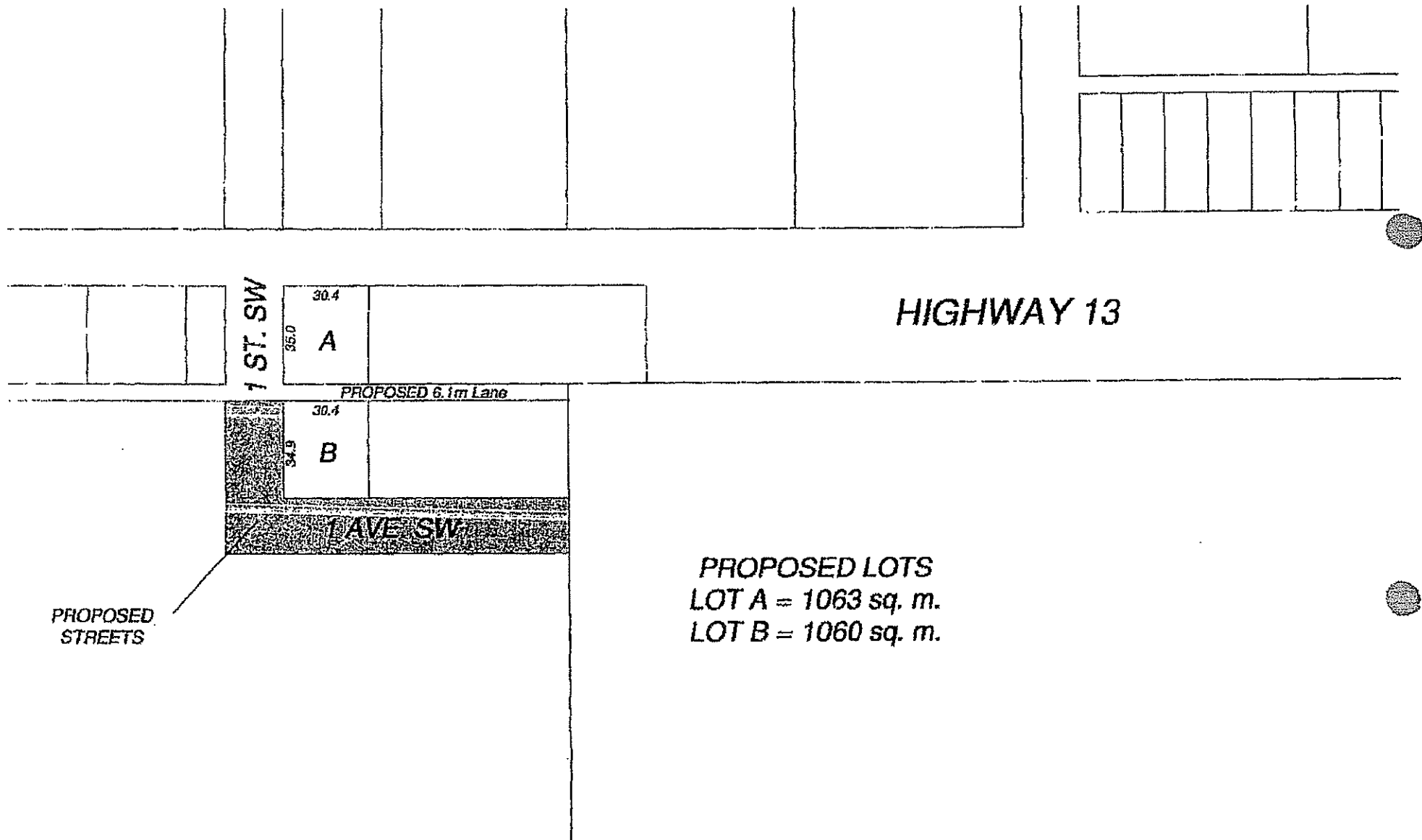
- For the remainder of the quarter there are three (3) accesses
 1. We share a common fence line private access.
 2. On range road 74 an approach with a set of steel gates.
 3. Straight south on 1st ST.S.W. a second set steel gates.

Environmental and Municipal Reserves

- My request is to have the Municipal Reserve requirement be transferred into the remainder by way of caveat.

After the subdivision there will be marker posts installed to define the lots and alley way boundaries. .





HIGHWAY 13

PROPOSED 6.1m Lane

1 ST. SW

A

B

1 AVE SW

PROPOSED
STREETS

PROPOSED LOTS
LOT A = 1063 sq. m.
LOT B = 1060 sq. m.

